



SITE ADDRESS: 938 E 4TH ST & 949 E 5TH ST

Office Use Only:

DATE SUBMITTED: 4.22.2020 HEARING DATE: 7.8.2020

PLACARD: 6.25.2020 FEE: 500

ZONING CLASSIFICATION: RT ~~TOGETHER~~
LOT SIZE: 24,520 SF

APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4th Wednesday of the month. The hearing will be held the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated _____
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☒ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: _____

SECTION 1

APPLICANT:	
Name	Monocacy General Contracting, LLC
Address	3128 Beaufort Street
	Bethlehem, PA 18017
Phone:	[REDACTED]
Email:	
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	
Address	
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	James J. Holzinger, Esquire
Address	1216 Linden Street
	Bethlehem, PA 18018
Phone:	[REDACTED]
Email:	[REDACTED]

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
	Please see attached narrative		

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

If the Applicant seeks a Special Exception, please state the specific section (s) of Zoning Ordinance applicable: please see attached narrative

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.
Please see attached

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

Monocacy General Contracting, LLC

By: [Signature]
Applicant's Signature Authorized Member

4-21-2020
Date

Monocacy General Contracting, LLC

By: [Signature]
Property owner's Signature Authorized Member

4-21-2020
Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

Applicant proposes to redevelop 938 East Fourth Street ("Lot 9" on the attached Plan) together with 949 East Fifth Street ("Lot 7" on the attached Plan) to create a 24 unit, multi family dwelling to include principally a 5 story addition to the existing structure and 4 parking spaces on Lot 9, with a 38 car parking area proposed for Lot 7. Lot 9 was previously used as a Place of Worship and Lot 7 as parking related to that use.

In order to redevelop Lots 7 and 9 in the manner shown on the attached Plan, Applicant requests the following:

1. Special Exception pursuant to Section 1322.03(nn) referencing Sections 1319 and 1321.

2. Variances from Section 1306.01(a)(4) relating to:
(A) Lot width in the RT Zoning District - 90' required/80' existing.

(B) Lot area per dwelling unit - 1200 s.f./unit required; 630 s.f./unit proposed (NOTE: if the lot area of Lots 7 and 9 are combined the proposed 24 units would be allowed by right).

(C) Maximum building coverage - 30% allowed, 43% proposed (NOTE: if the lot areas of Lots 7 and 9 are combined the maximum building coverage would be less than 30%).

3. Variance from Section 1319.02 (g)(6) to reduce the parking setback requirement from a street from 15' required, 11' proposed along State Street and 5' proposed along East Fifth Street.

4. Variances from Section 1322.11 relating to:

(A) Subsection (5) to reduce the minimum distance between a parking space and dwelling from 15' required to 11' proposed.

(B) Subsection (7)(i) to allow a front yard setback of 16' as opposed to the required 32'.

(C) Subsection (7)(ii) to allow a side yard setback of 15' as opposed to the required 21'; and a rear yard setback of 20' as opposed to the required 26'.

Applicant believes and therefore asserts that the above Special Exception and Variance requests are necessary to allow for a reasonable redevelopment and use the property and will not act to negatively impact the character of the neighborhood.

